Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	60 First Avenue, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,700,000 Property Type House Suburb Kew

Period - From 02/06/2024 to 01/06/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	815 High St KEW EAST 3102	$1,950,000	23/05/2025
2	45 Frater St KEW EAST 3102	$2,025,000	22/03/2025
3	14 Woolcock Av KEW EAST 3102	$1,850,000	12/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/06/2025 14:37

60 First Avenue, Kew Vic 3101



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

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Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
02/06/2024 - 01/06/2025: $2,700,000

Comparable Properties



815 High St KEW EAST 3102 (REI)

3 2 3

Price: $1,950,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 586 sqm approx

Agent Comments



45 Frater St KEW EAST 3102 (REI/VG)

3 2 2

Price: $2,025,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



14 Woolcock Av KEW EAST 3102 (REI)

4 1 2

Price: $1,850,000
Method: Private Sale
Date: 12/02/2025
Property Type: House (Res)

Agent Comments

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